

## **Section 28 CBD Central Business District**

**PURPOSE:** The CBD Central Business District is designed to accommodate the types of business and commercial uses that have historically been located in the Grapevine Central Business area.

- A. **PERMITTED USES:** No building or structure or part thereof, shall be erected, altered, or used, in whole or in part, for other than one or more of the following specified uses:
1. Personal service establishments including beauty and barbershops, cleaning, shoe repair, art and instructional studios, photography, and newsstands.
  2. Drugstores.
  3. Offices, including professional, business, governmental and administrative.
  4. Retail stores and sales, including antique, art supply, automotive accessories, sporting goods, business machine shops, clothing, dry goods, music, TV sales and repair, cards, home appliances, jewelry, leather goods and luggage, linens, fabrics and draperies, optical goods, wallpaper and paint, dairy supplies, carpeting, retail sales of second hand goods in an enclosed building provided the space does not exceed 3,000 (three thousand) square feet in area.
  5. Furniture, including office furniture and equipment.
  6. Clubs and lodges.
  7. Museums.
  8. Movie theaters and opera houses.
  9. Publicly operated parking facilities.
  10. Outdoor sales of merchandise are prohibited during all sanctioned festivals, except the holder of a special permit issued by the Grapevine Heritage Foundation authorizing outdoor sales of merchandise.
- B. **ACCESSORY USES:** The following uses shall be permitted as accessory uses to a principal use provided that none shall be a source of income to the owner or user of the principal use:
1. Uses normally incidental to the above permitted uses.

2. Off-street parking in conjunction with a permitted use.
3. Signs, in accordance with Section 60 of this Ordinance.
4. Outside display of merchandise.
  - a. All outside display of merchandise shall conform to the following guidelines:
    - (1) All outside display will be limited to the normal business hours for the associated permitted and/or conditional use.
    - (2) A minimum clear unobstructed width of 48-inches measured from the curb shall be maintained on the public right-of-way/sidewalk.
    - (3) No outside display of merchandise shall be allowed during any City sponsored event or festival.
    - (4) The City reserves the right to require the removal of any merchandise displayed outside on the public right-of-way/sidewalk that may be obtrusive, unsafe, or otherwise interfere with pedestrian traffic.

C. **CONDITIONAL USE:** The following conditional uses may be permitted provided they meet the provisions of Section 48 and a Conditional Use Permit is issued pursuant to Section 48 of the Ordinance.

1. Alcoholic beverage sales provided a special permit is issued in accordance with Section 42.B of this Ordinance.
2. Winery with alcoholic beverage sales, with, on-premise and off-premise consumption, provided a special permit is issued in accordance with Section 42.B. of the ordinance.
3. Wine tasting facility with alcoholic beverage sales with on-premise and off-premise consumption provided a special permit is issued in accordance with Section 42.B. of the ordinance. All alcoholic beverage sales shall be consistent with the Texas Alcoholic Beverage Code.
4. Automotive repair garages, within a completely enclosed building. Salvage and/or wrecking yards are prohibited. All storage areas must be surfaced and screening shall be provided in accordance with Section 58 and Section 50.

5. Artisan studios for the creations of crafts, furniture, and arts which are handmade or handcrafted.
  6. Restaurants, delicatessens, bakeries, and coffee shops including those with outside dining.
  7. Retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 (three thousand) square feet in area.
  8. Any use allowed within this district with outdoor speakers.
- D. **LIMITATION OF USES:** No uses, other than uses existing at the date of this Ordinance, which require extensive off-street parking, shall be permitted unless adequate off-street parking, consistent with Section 56 of this Ordinance, is provided. Including but not limited to call centers.
- E. **PLAN REQUIREMENTS:** Any new development in the CBD District shall require a Site Plan in accordance with the provisions of Section 47 of this Ordinance.
- F. **DENSITY REQUIREMENTS:** The following density requirements shall apply:
1. **MAXIMUM DENSITY** - The maximum density within the CBD District shall not exceed a floor area ratio of 3.0.
  2. **LOT SIZE** - Lots for any permitted use shall have a minimum area of fifteen hundred (1,500) square feet.
  3. **MINIMUM OPEN SPACE** - None required.
  4. **MAXIMUM BUILDING COVERAGE** - The combined area occupied by all main and accessory buildings and structures may cover one hundred (100) percent of the total lot area.
  5. **MAXIMUM IMPERVIOUS AREAS** - The combined area occupied by all buildings, structures, off-street parking and paved areas may cover one hundred (100) percent of the total lot area.
- G. **AREA REGULATIONS:** The following minimum standards shall be required:
1. **LOT WIDTH** - Every lot shall have a minimum width not less than twenty (20) feet.
  2. **LOT DEPTH** - Every lot shall have a minimum depth not less than seventy-

five (75) feet.

3. FRONT YARD - None required.
  4. SIDE YARD - None required.
  5. REAR YARD - None required.
  6. DISTANCE BETWEEN BUILDINGS - None required.
- H. BUFFER AREA REGULATIONS: None required.
- I. HEIGHT:
- (a) No principal structure shall be erected or altered to a height exceeding thirty (30) feet.
  - (b) No accessory structure shall be erected or altered to a height exceeding thirty (30) feet.
- J. LANDSCAPING REQUIREMENTS: None required for individual lots.
- K. OFF-STREET PARKING AND LOADING: Due to the development nature of the CBD, it is recognized that conventional off-street parking and loading for individual lots may be difficult to provide. Any new uses proposed in the CBD shall present a plan for parking to the Planning and Zoning Commission and the Planning and Zoning Commission shall establish the amount and method of off-street parking to be provided for this District.
- L. MASONRY REQUIREMENTS: The masonry requirements of Section 54 shall be met.
- M. ADDITIONAL BUFFERING, SCREENING, FENCING, & LANDSCAPING. The Planning and Zoning Commission may recommend and the City Council may require buffering, screening, fencing and landscaping requirements on any zone change, conditional use, or special use case or concept plan in addition to or in lieu of screening or fencing requirements set out specifically in each use district when the nature and character of surrounding or adjacent property dictate a need to require such methods in order to protect such property and to further provide protection for the general health, welfare and morals of the community in general.